

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Construction Services

**Member:** John R. Smith  
761-5220

**Project Name:** El Tabernaculo De Christo

**Case #:** 35-R-01

**Date:** March 13, 2001

**Comments:**

1. No comments.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** El Tabernaculo De Christo

**Case #:** 35-R-01

**Date:** March 13, 2001

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Fire

**Member:** Albert Weber  
761-5875

**Project Name:** El Tabernaculo De Christo

**Case #:** 35-R-01

**Date:**  
3-6-01

**Comments:**

No Comments

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**Division:** Planning

**Member:** Lois Udvardy  
761-5862

**Project Name:** El Tabernaculo De Christo

**Case #:** 35-R-01

**Date:** March 13, 2001

Site plan review/change of use (residential to church social hall)  
CF-H zoning

Note: The applicant received a Board of Adjustment variance on November 8, 2000 to permit the 3 existing structures on this property to maintain non-conforming setbacks. (BOA Case 00-47)

1. Discuss integrating sites (church and social hall) to form a more unified church complex in regard to parking, landscaping and pedestrian connections.
2. Discuss parking configuration with Engineering representative.
3. Provide parking calculations for entire site.
4. Applicant owns property on the north side of S.W. 14 Street across from the church. Is there a possibility some of the parking could be provided on that site which is zoned CF? This would allow for additional landscaping on the northeast corner of the social hall site.
5. Is there an existing sidewalk? If not, discuss providing sidewalks with Engineering representative.
6. Provide 30" of landscaping between parking and right-of-way. Provide additional landscaping along S.W. 14 Street.
7. Change of use is subject to City Commission Request for Review.
8. Applicant must submit for Final DRC within 90 days.
9. Additional comments may be forthcoming at DRC meeting.

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**Division:** Landscape

**Member:** Dave Gennaro  
761-5200

**Project Name:** El Tabernaculo De Christo

**Case #:** 35-R-01

**Date:** 3/7/01

**Comments:**

1. Verify that landscape requirements relating to the vehicular use area are met. Note that if there is a change of use in accordance with zoning requirements vehicular use areas must meet current Code requirements, including those relating to backout parking. Provide a standard calculation list (available upon request) to verify that all appropriate requirements are met. Landscape plan which contains all appropriate information to be submitted prior to signoff.
2. Street tree requirements as per Sec. 47-25 do not appear to be met.

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**Division:** Plumbing

**Member:** Ted DeSmith  
761-5232

**Project Name:** El Tabernaculo De Christo

**Case #:** 35-R-01

**Date:** March 7, 2001

**Comments:**

1. Provide restroom calculations.

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**Division:** Zoning

**Member:** Terry Burgess  
761-5913

**Project Name:** El Tabernaculo De Christo

**Case #:** 35-R-01

**Date:** 3/7/01

**Comments:**

1. Provide parking calculation for existing and propose uses in accordance with the Table of parking and loading requirements of section 47-20.2.
2. Provide parking geometrics in accordance with section 47-20.11.
3. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
4. Bufferyard requirements of section 47-25.3 apply to this development site. A minimum ten (10) foot landscape strip along the residential property with a minimum of a five (5) foot high masonry wall with decorative features.
5. Discuss stacking distance with Engineering.
6. Additional comments maybe discussed at DRC meeting.

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**Division:** Engineering

**Member:** Tim Welch  
761-5123

**Project Name:** El Tabernaculo De Christo

**Case #:** 35-R-01

**Date:** March 13, 2001

Engineering comments will be handed out at the meeting.